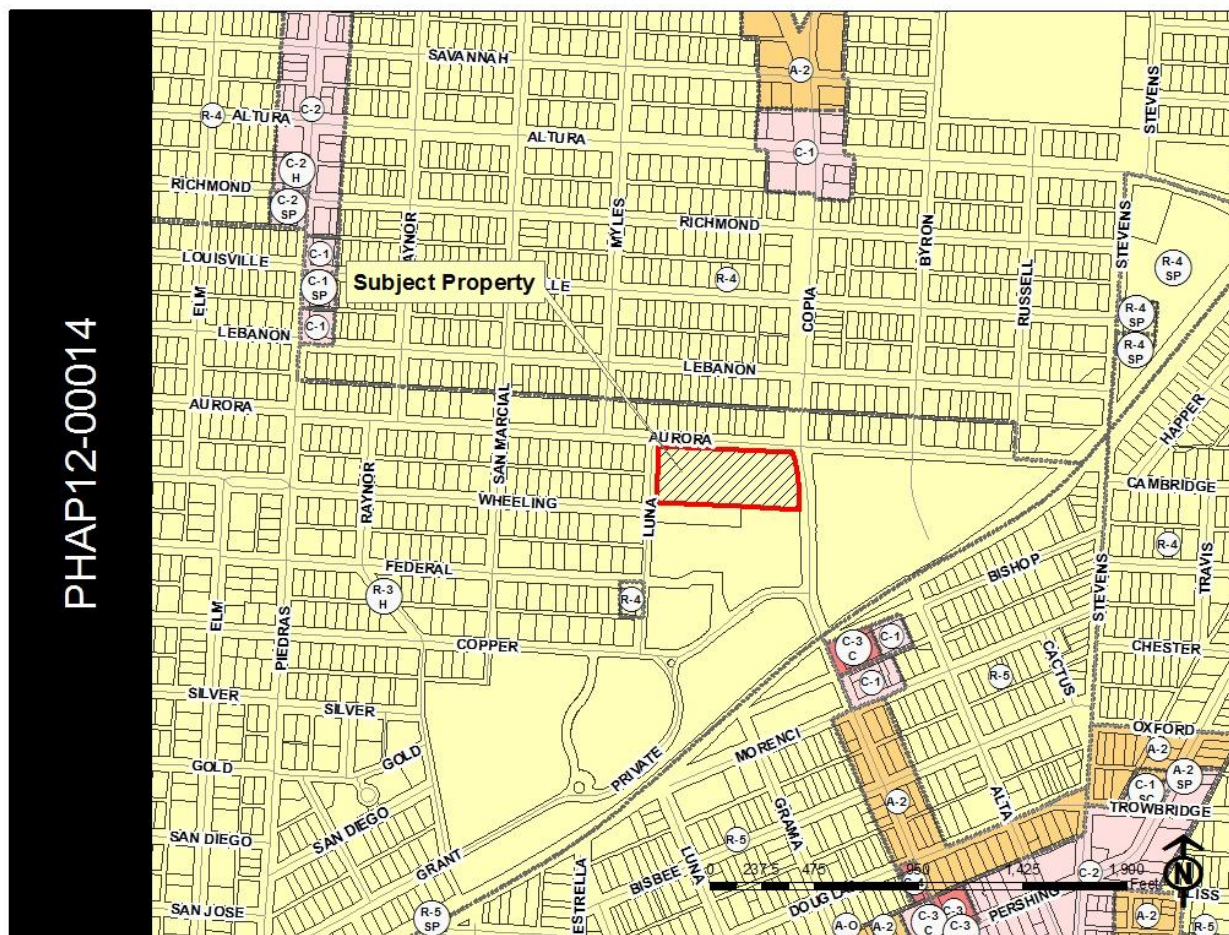




PHAP12-00014

Date: June 11, 2012
Application Type: Certificate of Appropriateness
Property Owner: El Paso Independent School District
Representative: Al Anderson
Legal Description: Lot 12 Manhattan Heights All Of Block (7500 Sq. Ft.), City of El Paso, El Paso County, Texas, City of El Paso, El Paso County, Texas
Historic District: Manhattan Heights
Location: 3200 Wheeling
Representative District: #2
Existing Zoning: R-3/H (Residential/Historic)
Year Built: c. 1964
Historic Status: Contributing
Request: Certificate of appropriateness for the removal and replacement of a concrete retaining wall with rock veneer and chain link fence.
Application Filed: 6/04/2012
45 Day Expiration: 7/19/2012

ITEM #4



GENERAL INFORMATION:

The applicant seeks approval for:

The removal and replacement of a concrete retaining wall with rock veneer and chain link fence.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Administrative Review Design Guidelines recommend the following:

- Construction of new fences and replacement of older existing fences should be of compatible materials in order to complement the building and the neighborhood.
- The height of the fence should not obstruct the street's view of the building.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

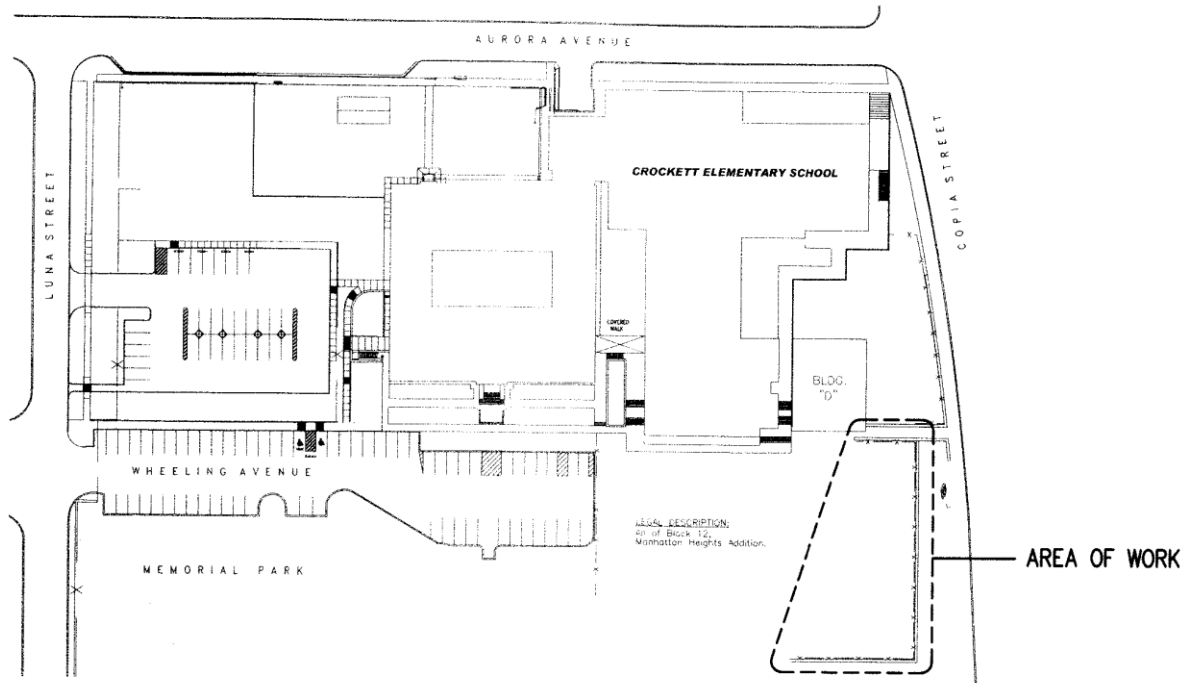
- Distinctive materials, features, finishes, and construction techniques that characterize a property will be preserved.
- Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials.

AERIAL MAP

PHAP12-00014



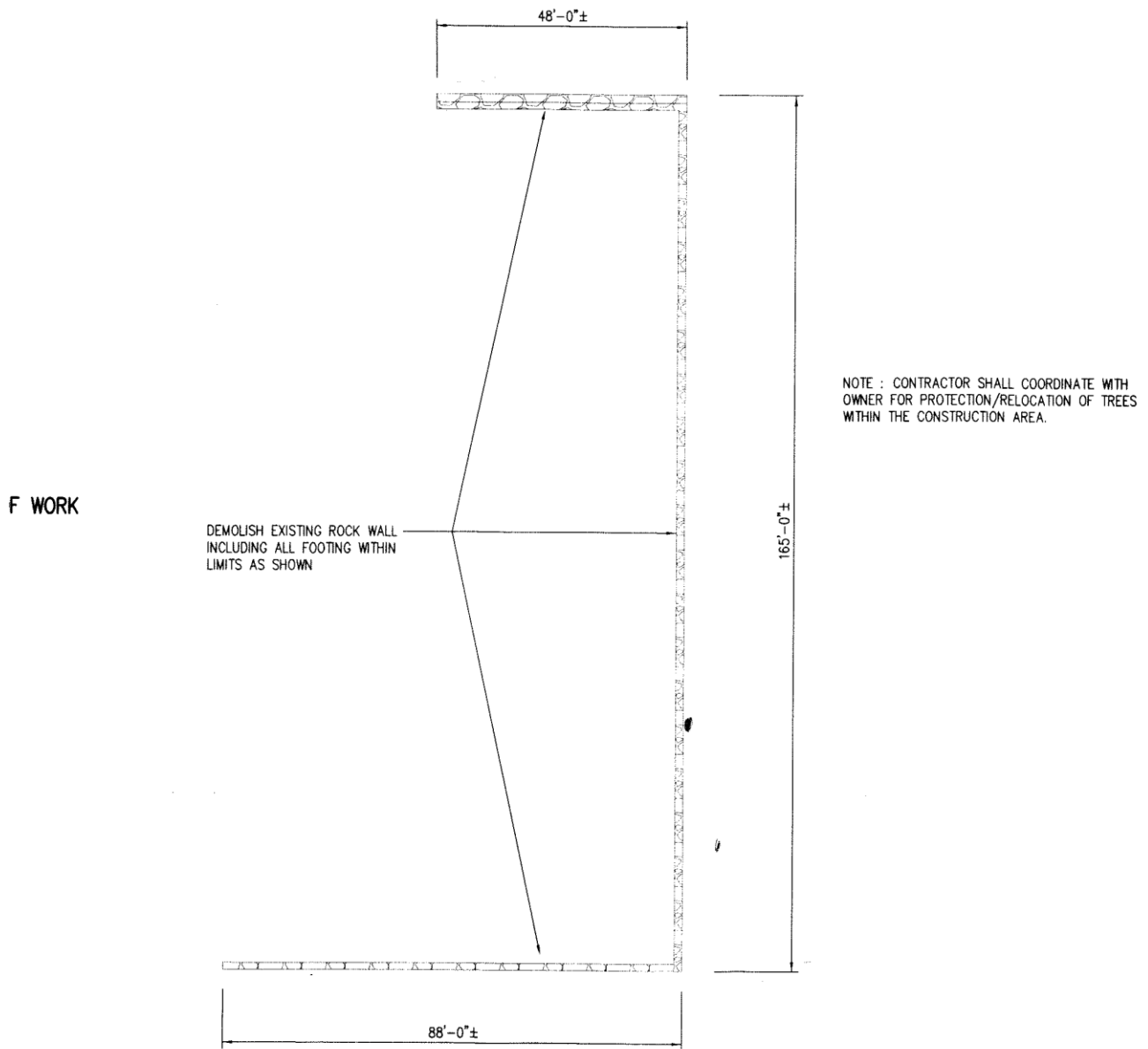
SITE PLAN



KEY PLAN

NO SCALE

DEMOLITION PLAN



DEMOLITION PLAN

NO SCALE

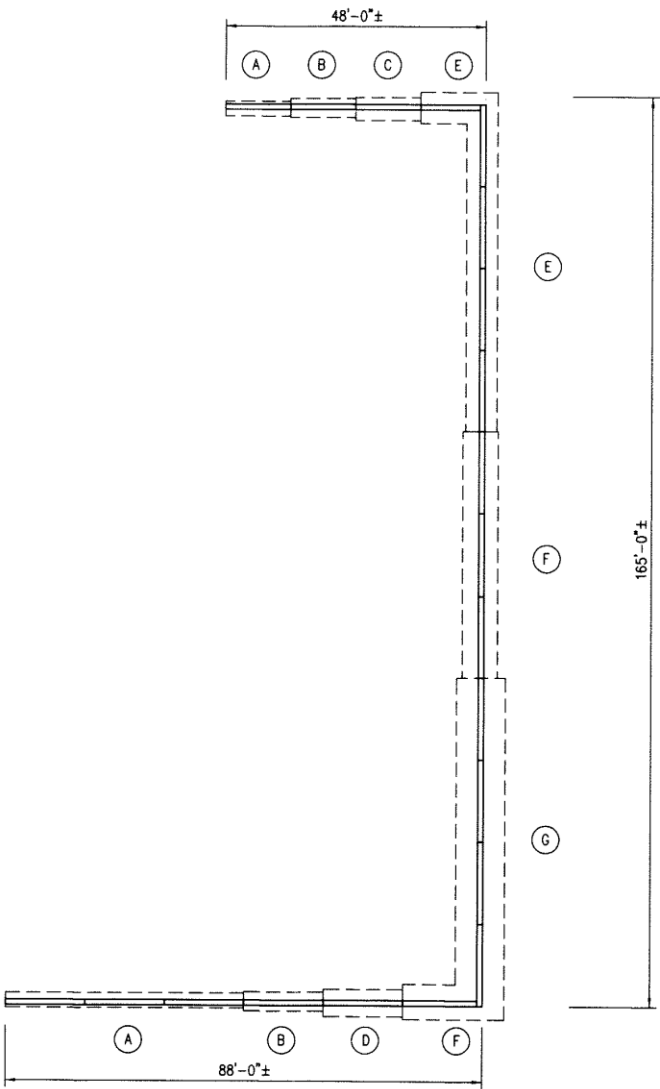


NEW

NO SCALE

WALL PLAN

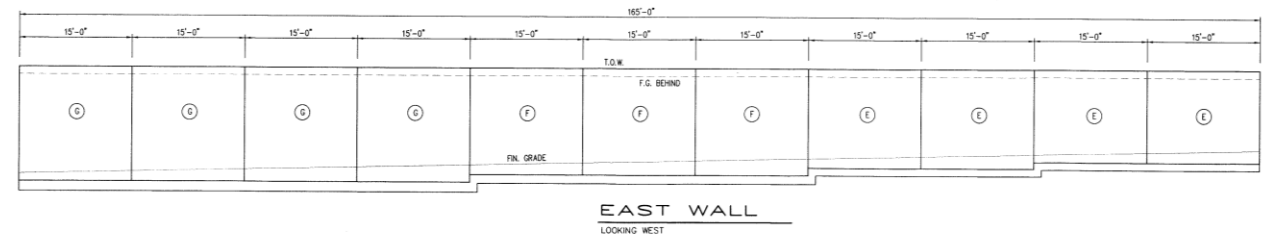
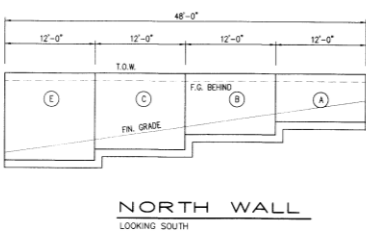
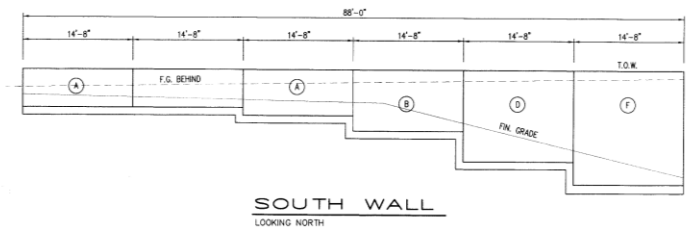
TRACTOR SHALL COORDINATE WITH
PROTECTION/RELOCATION OF TREES
CONSTRUCTION AREA.



NEW RETAINING WALL PLAN

NO SCALE

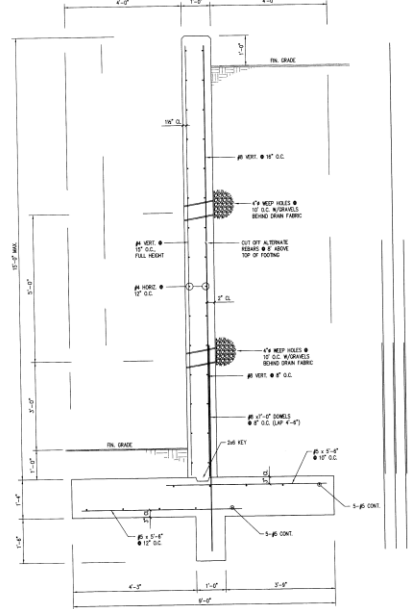
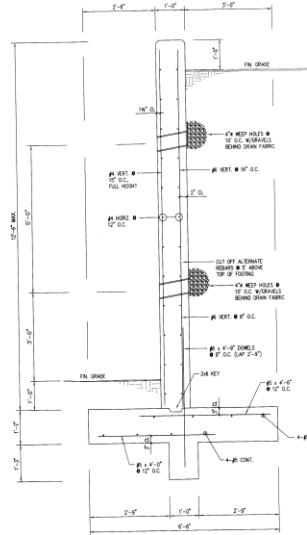
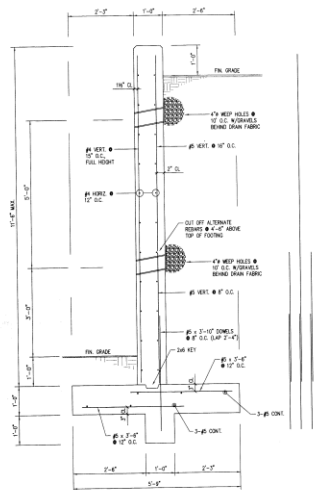
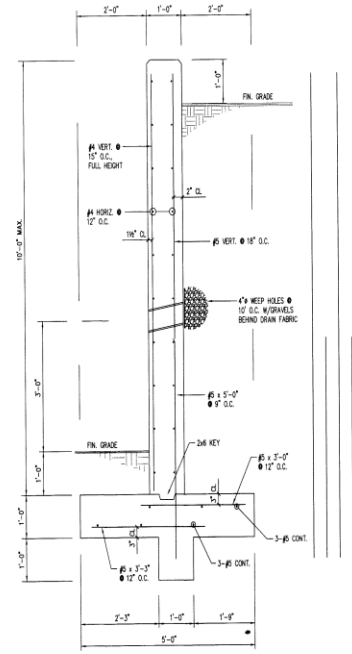
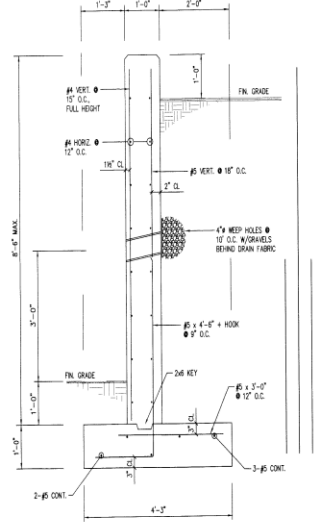
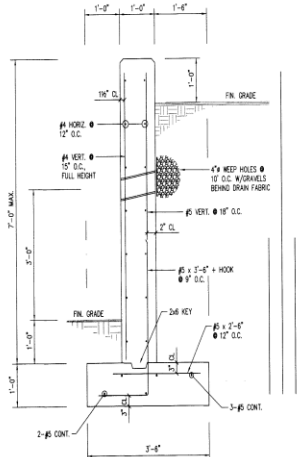
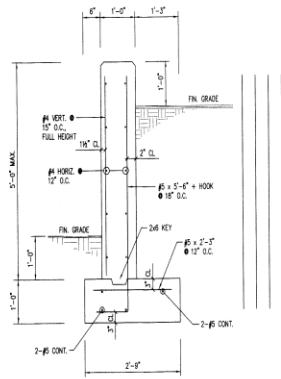
WALL ELEVATIONS



WALL ELEVATION

SC: 1/8" = 1' - 0"

SECTIONS



NOTE: CONSTRUCTION MAY COMBINE CORNERS & SHORT REINFORCING BARS AT THE CORNER LEVEL.

PROPOSED ROCK VENEER

